

**DEVELOPMENT SERVICES DEPARTMENT  
ADMINISTRATIVE REVIEW**

**NOTICE OF DECISION**

**TO:** Dean and Arlin Crane  
306 Desert Canyon Boulevard  
Orondo, WA 98843

Lori Brillhart-Thomason  
16590 NE 79<sup>th</sup> Street  
Redmond, WA 98052

**SUBJECT:** **AC-DC Short Plat**

**APPLICATION:** Short Plat Subdivision: SP13-00001

**REFERENCE:** Site Work: SW14-00010

**DATE OF DECISION:** June 11, 2014

**REQUEST:** Application for Short Plat approval to subdivide a parcel of property containing 12,000 square feet (0.28 acre) zoned "SF-D" (Single family Duplexes) into two (2) lots. Each lot will have 6,000 square feet and each lot can then be developed with either a single family house or a duplex dwelling. A duplex dwelling is currently located in the center of the property that will either be relocated or demolished. The new property line will run in a north-south direction through the center of the property as historically platted in the neighborhood.

**LOCATION:** The project is located at 305/309 SE Croston Lane, Issaquah, WA. See location with vicinity map, Exhibit 3, and site plan of short plat, Exhibit 13.

**SUBAREA:** The site is located within the "Olde Town" subarea.

**COMPREHENSIVE PLAN DESIGNATION:** "Low Density Residential" by the City's Comprehensive Plan's Use Designation Map, as amended by Ordinance 2706, effective January 20, 2014.

**PARCEL NUMBER:** 235430-0835

**SITE AREA:** 12,000 square feet (0.28 acre)

**ZONING:**

"SF-D" (Single Family - Duplexes). The minimum lot size in the SF-D zone is 6,000 square feet.

**DECISION MADE:**

On June 11, 2014, the Development Services Department conditionally approved the application for the AC-DC Short Plat. Approval of the application is based on the application submittal made on February 1, 2013 and additional information received on the dates of November 5, 2013, April 3, 2014 and is subject to the following conditions:

1. The subject property is currently developed with a duplex in the middle of the site that will either be relocated or demolished according to the applicant. This must be done in order that the new lot that creates 2 lots does not run through the middle of the existing duplex. This shall be accomplished prior to recording of the short plat.
2. As required by the letter dated April 3, 2014 from Doug Schlepp to Ron Frederiksen regarding the request for deviation from street standards (sidewalk and hammerhead), the following shall be required:
  - (1) *The hammerhead shall be constructed per approved plans and substantially equivalent to the plan set noted above.*
  - (2) *A gravel shoulder on the northerly margin of SE Clark Street along the project frontage shall be provided to allow for two on street parking spaces.*
3. A mylar of the short plat shall be prepared for the recording of the short plat, including the following information on it: legal description, short plat drawing drawn to scale with street names, declaration, engineering stamp, approval signature blocks for Development Services Department, Department of Assessments, Property Owner, and Recorder's Certificate, etc. The short plat file number "SP13-00001" shall be placed onto the mylar sheet(s). Consult with the Development Services Department if needed for formatting and information that is to be shown on the final short plat mylar.
4. Following expiration of the appeal period of this Notice of Decision, a short plat mylar shall be provided to the Development Services Department for signature by the Development Services Department. Prior to the Director's signature, the mylar shall be signed and notarized by the owner.
5. Following mylar signature by the Development Services Department, the signed drawings shall be provided by the applicant to the County for processing by the King County Department of Assessments and Recording with the King County Department of Records and Elections. The Short Plat shall not be deemed formally approved until so filed.
6. Following recording, 3 copies of the recorded Short Plat drawings shall be provided to the Development Services Department within ten (10) days of recording with the King County Department of Records and Elections.
7. One (1) electronic copy of the final plans shall be provided in a software format acceptable to the Public Works Department.
8. All new property corners of the lots shall have a rebar and cap set per current WAC guidelines for land surveys.

9. The new residential development associated with this short plat will have an impact on the parks, City roads, fire protection, and schools servicing this area. The impact fees for these items will be determined and due when building permits are issued for new dwellings on each of those lots. Estimates of those impact fees are available from the Development Services Department. Impact fee credit is allowed for the existing duplex dwelling on the property.
10. New or relocated dwellings when constructed on the 2 lots must meet the development standards of the applicable Issaquah Land Use Code for the SF-D zone, including building setbacks, building heights, maximum impervious/pervious surface ratios and parking requirements.

#### **REASONS FOR DECISION:**

1. Issaquah Municipal Code (IMC) 18.04.400 of the land Use Code authorizes the Development Services Department to review the Short Plat through the Level 2 Review process (administrative review and approval). The Level 2 Review requires public notice to property owners within 300 feet of the site and a decision by the Development Services Department Director/Manager.
2. The site is zoned "SF-D" (Single Family – Duplexes). Single family dwellings or duplex dwellings are a permitted land use in this zone.
3. The minimum lot size in the SF-D zone is 6,000 square feet according to the District Standards Table, IMC 18.07.360. Each of the new lots will contain the required minimum square footage to be in compliance.
4. The subject property is currently developed with a duplex in the middle of the site that will either be relocated or demolished. This must be done in order that the new property lot that creates 2 lots does not run through the middle of the existing duplex. This needs to be accomplished prior to recording of the short plat with King County. New development on the property will need to comply with the development standards for the SF-D zone including building setbacks, impervious/pervious surface ratios, building heights and parking requirements.
5. A Certificate of Transportation Concurrency was issued by the City on February 13, 2013 under Certificate No. CON13-00002. The determination was that the 2-lot Short Plat as proposed would not create a significant number of vehicle trips associated with this site. This development will generate 2.02 *new* PM peak hour trips allowing one new duplex to be constructed on the property. Total PM trips associated with the project is 4.04 PM trips. Credit is given for the existing duplex. The certificate is entered as Exhibit 5.
6. A determination was made that the 2-lot Short Plat did not require a SEPA Environmental Checklist in accordance with WAC 197-11-800(6)(a). SEPA Rules exempt short plats as minor land use decisions. The construction of 4 residential units or less is also exempt from SEPA review, per WAS 197-11-800(1)(b)(i).
7. The proposal met the public notification requirements (for notice of application and public comment notice) for the Level 2 Short Plat review. Notice to property owners within 300 feet of the site was mailed on March 18, 2013, and a 14-day comment period was

established that ended on April 1, 2013. One letter was received from a property owner in the vicinity. In summary, the comments were:

- Question: Will the future development of property be either single family or duplexes?

Response: The zoning of the property is "SF-D" (Single family Duplex) and the zoning of the property will allow either a single family house or a duplex dwelling on each lot. No construction permits have yet been received. If a new duplex is proposed, public notice will again be provided to property owners within 300 feet. Public notice is not required for development of a single family house.

- Question: How tall will be buildings be and do they need to comply with Olde Town Design Standards? Concern of blocked views of Tiger Mountain due to future development.

Response: The SF-D zoning, which the property is zoned, allows a building height (for either a single family house or a duplex) up to 30 feet, measured to the average of the midpoint of the highest gable of a pitched or hipped roof. The site is located in the Olde Town Subarea, but the property is not subject to the Old Town Design Standards as it is outside of that document's mapped boundary. Future development is unknown, but the applicant has a desire to relocate the existing duplex on the property to the new eastern most lot with 4 parking on-site spaces. Without development plans, it is unknown what views in the neighborhood will be impacted by future development. Any new development will need to comply with the District Standards Table (i.e. building height, pervious/impervious surface ratios, building setbacks) and duplex development will need to comply with IMC 18.07.440-D (duplex development standards - approval criteria).

8. City Engineering determined that street improvements are required fronting the subject property along SE Clark Street. The existing cul-de-sac at the street end is substandard. A request was made to the City on March 4, 2014 for a deviation of the half street improvements. On April 3, 2014, the deviation request was conditionally approved by the City for improvements that will need to be made to the existing hammerhead and for a gravel shoulder to be provided on the north margin of SE Clark Street for 2 on-street parking spaces, Site Work Permit # SW14-00010. The street improvements shall either be constructed or bonded prior recording of the short plat.
9. Impact fees are assessed at the time building permits are required. The fees will need to be paid prior to issuance of the building permits for the new dwellings on the lots. Credit is given for the existing duplex on the property. Those impact fees include: City Transportation Impact Fee, School Impact Fee, Parks Impact Fee and Fire Impact Fee. Consult with the Development Services Department for an estimate of the impact fees that will be due with the issuance of Building Permits for new dwellings. Impact fees are not required for the short plat process.
  - Transportation Impact Fee – Issaquah (reference Land Use Code: IMC 18.15).
  - School Impact Fee (reference IMC 3.63)
  - Parks Impact Fee (reference IMC 18.17)
  - Fire Impact Fee (reference IMC 18.17)

10. The City has determined that appropriate provisions are available or have been made for public health, safety, and general welfare. See sections 12A below.

11. The Short Plat must meet the requirements of IMC 18.13.380 "Design Standards":

- A. *Lands which the Planning Director/Manager has found to be unsuitable due to flood, inundation, or swamp conditions likely to be harmful to the safety, welfare and general health of the future residents, and the Planning Director/Manager considers inappropriate for development, shall not be subdivided unless adequate means of control have been formulated by the applicant and approved by the Public Works Director.*

Response: The property does not contain unsuitable area that is harmful to the safety, welfare and general health of future residents.

- B. *The applicant shall furnish a soil test if required by the Public Works Director. The Public Works Director shall determine whether control measures are warranted. The applicant shall be responsible for the design, installation and expense of any device or corrective measures subject to the approval of the Public Works Director.*

Response: A soils test was not required by the City for the short plat. The Development Services Department will require a foundation soils report prior to any building permit approvals.

- C. *All lots shall abut upon or have adequate access, by easement or private road, to a dedicated or deeded public right-of-way. In the event that an existing abutting public right-of-way does not meet the minimum width standards, additional right-of-way may be required prior to approval of a short plat.*

Response: Access is available to both lots from SE Croston Lane to the north and SE Clark Street to the south. The revised short plat drawing received on April 3, 2014 indicates that the proposed parking spaces for the eastern most duplex lot will have 4 parking spaces on the north side with access off of SE Croston Lane. No additional Right-of-Way is required for expanding either street.

- D. *The minimum land area for each lot shall be no less than the minimum allowed by this Code (District Standards Table, IMC 18.07.360) for the specific zone in which the proposed short subdivision is planned to be located, plus any additional area to be used for access easement and/or private roadway.*

Response: The "SF-D" (Single Family - Duplex) zoning requires a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet. The proposed 2 lots (identified on April 3, 2014 submittal drawing as lots 7 and 8) will contain the following square footages and widths which are acceptable:

<u>LOTS</u>	<u>LOT AREA</u>	<u>LOT WIDTH</u>
East lot:	6,000 square feet	50 feet
West lot:	6,000 square feet	50 feet

12. IMC 18.13.390 "Required Improvements" states that the Planning Director/Manager shall determine that the following improvements are available for each parcel created by the short subdivision:

- (1) *Adequate water supply when necessary;*

Response: The property is adequately served by City water. An 8-inch water line runs down SE Clark Street south of the subject property.

- (2) *Adequate method of sewage disposal;*

Response: The property is adequately served by City sewer. An 8-inch sanitary sewer line runs down SE Croston Lane.

- (3) *Provision for appropriate deed, dedications and easements;*

Response: No deeds or dedications are required.

- (4) *Storm drainage improvements and storm sewers when necessary;*

Response: An existing storm water line runs down SE Croston Lane. Storm drainage will be handled individually on the lots when they are redeveloped. The lots will need to comply with the requirements of the Engineering when redeveloped.

- (5) *Fire hydrants when necessary;*

Response: Adequate fire hydrants in the neighborhood are available to serve the short plat development. The nearest hydrant is located on SE Clark Street just east of 4<sup>th</sup> Place SE (approximately 150 feet away).

- (6) *Street and alley paving, and concrete curbs, gutters and sidewalks when necessary;*

Response: City Engineering has indicated that additional street improvements are required along SE Clark Street for improvements to a substandard cul-de-sac front the property and for gravel parking in front along the right-of-way of Clark Street. Drawings were provided and approved by City Engineering. No street dedication was required.

- (7) *Street lights when necessary;*

Response: No additional street lighting is required for the short plat.

- (8) *Adequate provisions for sidewalks and other planning features that assure safe walking conditions for students who walk to and from school.*

Response: The proposed short plat will be adequately served by Issaquah schools and City parks. Sidewalks are not in place along Croston Lane (an alley-like street), but are located on the major arterial (2<sup>nd</sup> Avenue SE) that leads southward to schools: Tiger Mt. School, Clark Elementary, and Issaquah High School. Issaquah Middle School is a short walk to the west.

Summary: The proposal meets the short plat requirements, 1 – 8 as discussed above.



14. IMC 18.13.390-B requires: All improvements shall be constructed in accordance with Chapter 12.04 IMC, Street Standards. All required improvements shall be bonded prior to recording of the short plat.

Response: Street improvements will be required for SE Clark Street, including improving an existing substandard cul-de-sac at the western end of the street with a hammerhead. Plans were approved by Development Services Department Engineering on April 3, 2014. In addition, the approval required that a gravel shoulder on the northerly margin of SE Clark Street be provided to allow for two on street parking spaces. (Letter of approval, Exhibit 14). The approval included the following 2 conditions:

- (3) *The hammerhead shall be constructed per approved plans and substantially equivalent to the plan set noted above.*
- (4) *A gravel shoulder on the northerly margin of SE Clark Street along the project frontage shall be provided to allow for two on street parking spaces.*

15. IMC 18.13.390-C requires: Improvements not specifically mentioned in this chapter, but found necessary due to conditions found on the site by the Public Works Director, shall be required.

Response: Street improvements are required for SE Clark Street as noted above. The improvements will need to either be constructed or bonded for prior to recording of the short plat.

16. IMC 18.13.390-D requires: As-built plans of all public improvements as installed shall be required before the City will accept the improvements.

Response: Final design plans for the hammerhead turnaround for Clark Street will need to be provided to Development Services Dept. upon completion.

17. IMC 18.13.390-E requires Based on the recommendation of the Public Works Director, the Planning Director/Manager may require survey and monumentation of any short plat.

Response: The approval of the short plat is conditioned that all new property corners of the lots have a rebar and cap set up per current WAC guidelines for land surveys. In addition, an electronic copy of the final plans is required to be provided in a software format acceptable to the Public Works Department.

18. The application and plans were routed to City Departments for review and comment. Those comments are incorporated into this Notice of Decision.

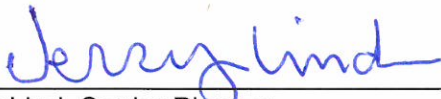
19. In accordance to IMC 18.13.400, all short plats shall be filed with the King County Department of Records and Elections and shall not be deemed formally approved until so filed. The filing of the short plat shall be the responsibility of the applicant. Every short plat filed for record must be accompanied by a title report confirming that the title of the lands as described and shown on the short plat is in the name of the applicant. A copy of the recorded plat shall be returned to the Issaquah Permit Center within ten (10) days of recording along with an electronic copy in a format acceptable to the Public Works Department.

**TIME LIMIT OF DECISION:**

The final decision approving the Short Plat is valid for three years as specified by IMC 18.04.220-D, or as amended by the Issaquah Land Use Code.

**EXHIBIT LIST:**

1. Short Plat Application, SP13-0000, received 2-1-2013
2. Affidavit of Ownership, received 2-1-2013
3. Vicinity Map
4. Narrative description of short plat proposal, received 2-1-2013
5. Certificate of Transportation Concurrency, CON13-00002, issued 2-13-2013
6. Short Plat Certificate, from Old Republic Title, Ltd, received 11-5-2013
7. Zoning map and layout of existing lots in neighborhood, by Development Services Dept.
8. Aerial photo of site, by Development Services Department
9. Photographs of property taken by Development Services Department (5 photos), taken 3-15-2013
10. Correspondence from Dean Crane with attachment of warranty deed, received 12-19-2013
11. Drawing of proposed short plat, received 2-1-2014
12. Revised drawing of proposed short plat, received 1-3-2014
13. Revised drawing of proposed short plat showing existing duplex on property and new parking, received 4-3-2014
14. Letter from Doug Schlepp, Deviation from Standards – Sidewalk and Hammerhead, application SW14-000019, letter dated 4-3-2014



Jerry Lind, Senior Planner



Date Signed



# VICINITY MAP

## 305 / 309 SE Croston Lane

